



SAROFIM REALTY ADVISORS

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Press Release

SAROFIM REALTY ADVISORS ACQUIRES EL CENTRO MALL

DALLAS, TX – January 12, 2006 – Sarofim Realty Advisors (Sarofim) announced the acquisition on January 4, 2005 of El Centro Mall in El Centro, CA. The property was purchased through an existing venture with Sarofim, Forest City Enterprises, Inc. and The Hispanic Retail Group. The purchase was made on behalf of an institutional client for an ethnic-oriented retail portfolio. The 178,889 square foot mall is anchored by Mervyn's, Millers Outpost and Carrows Restaurant. The property also includes 2.63 acres of undeveloped land.

C. A. Galpern, President and CEO of Sarofim Realty Advisors, said: "The acquisition of this property is another important step in building a portfolio for our client in this retail investment program."

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SAROFIM REALTY ADVISORS is a registered investment advisor with the Securities and Exchange Commission. The company manages real estate investments on behalf of institutional investors and has investments located throughout the United States. Sarofim Realty Advisors delivers investments that optimize the balance of risk and return.